



Broxholm Road, SE27 | £650,000

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# In General

- Four double bedrooms
- Five bathrooms
- Private garden
- Private balcony
- Share of freehold
- Great transport links
- Quiet residential street

# In Detail

A spacious 4-bedroom, split-level flat on Broxholm Road, SE27, now available to purchase.

The property offers a perfect blend of modern living and comfort. The property is arranged over two generous levels and is in good decorative order, making it ideal for families or couples alike. All four bedrooms are well-proportioned doubles, providing plenty of room for comfortable living, whether used as sleeping quarters, a home office, or guest rooms. Multiple modern shower rooms offer convenience and privacy for all residents, ensuring there's no morning rush for facilities.

The property also features a private garden, providing a peaceful outdoor space perfect for relaxation, entertaining, or gardening. Additionally, a private balcony offers a further touch of outdoor living, ideal for enjoying fresh air and quiet moments.

Broxholm Road is a tree-lined street conveniently located to the west of Norwood Road and offers access to the local independent shops, bars and amenities.

Good travel links to the city and central London from West Norwood station with regular services into both London Bridge and London Victoria as well as bus connections into the neighbouring Herne Hill, Dulwich and Brixton.

Early viewing recommended.

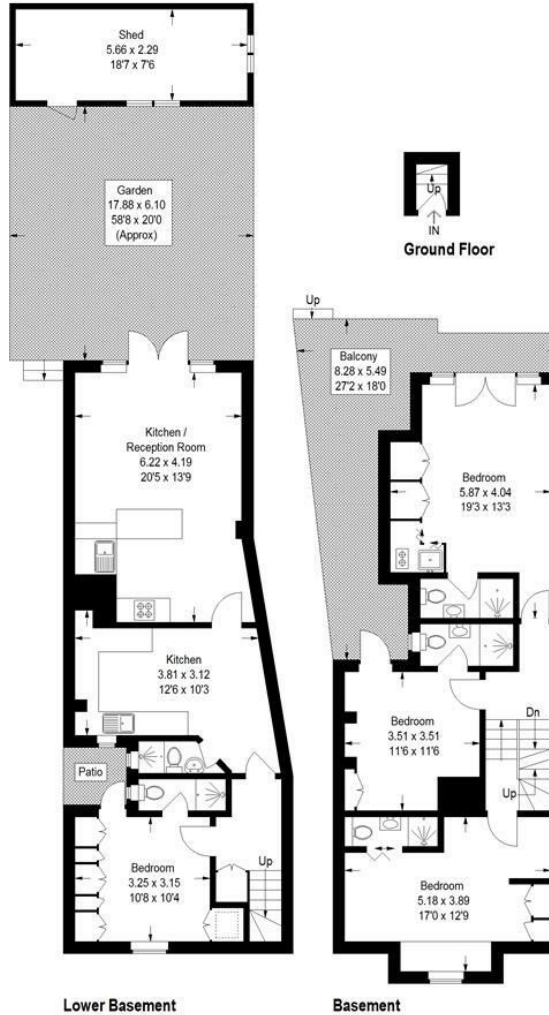
EPC: TBC | Council Tax Band: D | Lease: TBC Years Remaining | SC: TBC | GR: TBC | BI: £1,211.79



# Floorplan

**Broxholm Road, SE27**

Approximate Gross Internal Area  
(Excluding Shed)  
129.4 sq m / 1393 sq ft



= Reduced headroom below 1.5 m / 5'0"

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Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| 102 plus) <b>A</b>                          |  |                            |           |
| 81-101) <b>B</b>                            |  |                            |           |
| 69-80) <b>C</b>                             |  |                            |           |
| 55-68) <b>D</b>                             |  |                            |           |
| 39-54) <b>E</b>                             |  |                            |           |
| 21-38) <b>F</b>                             |  |                            |           |
| 1-20) <b>G</b>                              |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC |           |

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